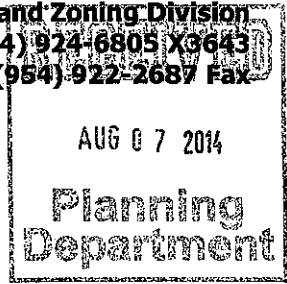




City of Dania Beach, Florida
 Department of Community Development
 Planning and Zoning Division
 (954) 924-6805 X3643
 (954) 922-2687 Fax



Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____

Date Rec'd: _____

Petition No.: SE-83-14

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 4980 SW 40th Avenue, Dania Beach FL 33314

Lot(s): Parcel A Block: _____ Subdivision: Broward County Utilities Plant No. 3A Site PB 114 P 35

Recorded Plat Name: Broward County Utilities Plant No. 3a Site

Folio Number(s): 504231110010 Legal Description: Broward County Utilities Plant No. 3A Site 114-35 B Parcel A

Applicant/Consultant/Legal Representative (**circle one**) Michael Vonder Meulen/Keith & Associates Inc.

Address of Applicant: 301 East Atlantic Blvd. Pompano Beach, FL 33060

Business Telephone: 954-788-3400 Home: _____ Fax: 954-788-3500

E-mail address: Mvondermeulen@keith-associates.com

Name of Property Owner: Broward County Board of County Commissioners

Address of Property Owner: 115 S Andrews Ave Rm 421, Fort Lauderdale FL, 33301

Business Telephone: 954-357-7000 Home: _____ Fax: 954-357-7295

Explanation of Request: Special Exception for County Water Treatment Facility
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.** See Attached Justification Letter

Prop. Net Acreage: 4.75 AC Gross Acreage: 4.90 AC Prop. Square Footage: 11,625 (new tank only)

Existing Use: Water Plant/Utilities Proposed Use: Water Plant/Utilities

Is property owned individually, by a corporation, association, or a joint venture? Yes. Broward County Board of County Commissioners

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Keith & Associates Inc. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner/ Agent signature*)

BEFORE ME THIS 27 DAY OF June, 2014

By:
Gregory Balicki
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of Florida)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

Legal Description

Parcel "A" of the Broward County Utilities Plant No. 3A Site, according to the plat thereof as recorded in Plat Book 144 at Page 35 of the public records of Broward County, Florida.

July 23, 2014

Marc LaFerrier, AICP, Community Development Director
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

RE: Special Exception Justification Letter
Broward County Water Facility 3A
4890 SW 40th Avenue

Dear Mr. LaFerrier;

On behalf of the Broward County Board of County Commissioners, property owner, Keith and Associates, Inc. is requesting approval of a special exception application to allow the expansion of Water Treatment Plant 3A located at 4890 SW 40th Avenue in Dania Beach Florida.

Broward County is proposing to construct a 2.5 million gallon water tank and related support facilities within an existing 4.75 acre water treatment plant site. The expansion of the water treatment plant is necessary to comply with State regulations providing adequate Fire Protection and handling maximum daily water demands. The plant will also replace the existing gas chlorine system with a safer liquid chlorine bleach system and demolish the existing dilapidated water treatment plant. Water Treatment Plant 3A services a large portion of Dania Beach west of Interstate-95 shown in Exhibit A.

Broward County Water Treatment Plant 3A is one of the oldest plants in Broward County. Aerial photographic evidence shows the plant operating in 1963 as shown in Exhibit B. The water treatment plant, along with some of the surrounding properties, were annexed into the City of Dania Beach on September 15, 2001, pursuant to House Bill 1773 and Chapter 2000-474 of the Florida Statutes.

To bring the existing water treatment plant and proposed expansion into compliance with the City of Dania Beach Land Development Code, Broward County is required to file the following applications:

- **Rezoning** from I-G to IROC to allow municipal water plants as a Special Exception;
- **Special Exception** to meet additional conditions to approve the water plant;
- **Variance** from the established buffer requirement from residential properties; and
- **Site Plan** to allow the proposed improvements.

This justification letter responds to the requirements for a **special exception**. Below are responses to each of the criteria of the rezoning request.

1. That the use is permitted as a special exception use as set forth in the use regulations of part 1 of this code.

Response: Yes. A municipal water treatment plant is listed as a special exception use.

2. That the use will not cause a detrimental impact to the value of existing contiguous uses, uses in the general area, and to the zoning district where it is to be located.

Response: The water treatment plant has been continually operational since the 1960's. When the property was located in unincorporated Broward County the property was conforming, and its use has never changed in over 40 years. However, the property was annexed into the City of Dania Beach in 2001 and given a zoning designation which made the property non-conforming. Granting the special exception along with the other applications (rezoning and variance) will allow the continued operation of the water treatment plant and allow improvements to the facility.

3. That the use will be compatible with the existing uses on contiguous property, with uses in the general area and zoning district where the use is to be located and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values and existing similar uses or zoning.

Response: The water treatment plant has been operational since the early 1960's and the surrounding residential communities grew around the existing water treatment plant afterwards. The continued operation of the water plant and proposed tank expansion should not have a detrimental effect with contiguous properties. The water treatment plant will actually improve the existing public services by increasing water capacity and enhancing fire protection for most of the City of Dania Beach west of Interstate-95.

4. That adequate landscaping and screening are provided to buffer adjacent uses from potential incompatibilities.

Response: The water treatment plant is secured with a 10 foot high fence with screening material consistent with the requirements of the Department of Homeland Security. There is existing landscaping within the water treatment plant. With the exception of the removal of four trees which conflict with the construction of the new water tank, no other landscaping is being changed or modified. The County believes the existing fence and existing landscaping are adequate buffering from adjacent properties.

5. That adequate parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

Response: Based on the submitted site plan, there is more than adequate parking and loading. Also, the two existing entrances to SW 40th Avenue are not expected to change and have been in use since the 1960's.

6. That the use will not have a detrimental environmental impact upon contiguous properties and upon properties located in the general area or an environmental impact inconsistent with the health, safety and welfare of the community.

Response: The water treatment plant use has been operating since the early 1960's and the surrounding residential communities grew around the existing water treatment plant afterwards. The continued operation of the water plant and proposed tank uses should not have a detrimental effect on the health safety and welfare of the community.

7. That the use will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the generation or creation of traffic inconsistent with the health, safety and welfare of the community.

Response: There is an existing five (5) foot sidewalk along SW 40th Avenue in front of the existing water treatment plant. The 2.5 million gallon water tank is not expected to generate any additional traffic; therefore, there will be no additional traffic congestion to affect the health, safety and welfare of the community.

8. That the use will not utilize turning movements in relation to its access to public roads or intersections, or its location in relation to other structures or proposed structures on or near the site that would be hazardous or a nuisance.

Response: The two entrances to the site from SW 40th Avenue are existing and adequate for the existing water treatment plant and proposed water tank expansion.

9. That the use will not have a detrimental effect on the future development of contiguous properties or the general area, according to the comprehensive plan.

Response: The water treatment plant has been continually operational since the early 1960's and the surrounding residential communities grew around the existing water treatment plant afterwards. The continued operation of the water plant and proposed tank expansion should not have a detrimental effect with contiguous properties.

10. That the use will not result in the creation of incompatible noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses, uses located on contiguous properties, uses in the general area and the zoning in the vicinity due to its nature, duration, direction or character.

Response: There will be no additional noise, lights vibrations, fumes or odors from the existing water treatment plant. In fact, the water treatment plant is being converted from a gas chlorine system to a liquid which is much safer to operate, and reduces the risk to neighboring communities. Again, the water treatment plant has been in operation since the early 1960's and the surrounding residential communities grew around the existing water treatment plant afterwards. The continued operation of the water plant and proposed tank expansion should not have a detrimental effect with contiguous properties.

11. That the use will not overburden existing public services and facilities.

Response: The water treatment plant will actually improve the existing public services by increasing water capacity and enhancing fire protection for most of the City of Dania Beach west of Interstate-95.

12. The city commission or planning and zoning board, as applicable, may deny, approve, or approve the application with conditions. In issuing its decision to grant a special exception, the city may place more restrictive requirements and conditions on applicants than are provided in the code when the conditions are based upon site considerations and its use, and the potentially resulting impacts upon the surrounding area or zoning district where the subject property is located.

Response: Acknowledged.

Based on the responses provided above, the applicant respectfully requests approval of the special exception to allow the water treatment plant. Our office looks forward to discussing the entire project with the City of Dania Beach.

Sincerely,



Mike Vonder Meulen, AICP
Keith & Associates, Inc.

Cc: Mark Gabriel, Broward County Utilities
Celia D. A. Earle, Ph.D., Brown and Caldwell

4-03

Exhibit B

1963 Aerial

Water
Treatment
Plant

